

**STATE OF FLORIDA  
DIVISION OF ADMINISTRATIVE HEARINGS**

**DEPARTMENT OF COMMUNITY  
AFFAIRS,**

**Petitioner,**

**v.**

**DOAH Case Nos. 07-4768GM  
08-1414GM**

**CITY OF LEESBURG,**

**Respondent,**

**and**

**PRINGLE PROPERTIES, INC.,**

**Intervenor.**

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**STIPULATED SETTLEMENT AGREEMENT**

THIS STIPULATED SETTLEMENT AGREEMENT is entered into by and between the State of Florida, Department of Community Affairs and the City of Leesburg as a complete and final settlement of all claims raised in the above-styled proceeding.

**RECITALS**

WHEREAS, the State of Florida, Department of Community Affairs ("Department"), is the state land planning agency and has the authority to administer and enforce the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City of Leesburg ("City") is a local government with the duty to adopt comprehensive plan amendments that are "in compliance;" and

WHEREAS, the City adopted Comprehensive Plan Amendment cycle 06-1 by Ordinance Nos. 06-136, 06-137, 06-138, 06-141, 06-139, 06-143, and 06-149 on December 18, 2006; and

Comprehensive Plan Amendment cycle 07-1 by Ordinance Nos. 07-50, 07-51, 07-53 through 07-56, 07-59, and 07-63 through 07-65 on July 9, 2007 (collectively “ the Plan Amendments”)

WHEREAS, the Plan Amendments propose to change land use designations on the Future Land Use Map for several parcels of land; and

WHEREAS, the Department issued its Statement of Intent and Notice of Intent regarding Plan Amendment cycle 06-1 on or about February 28, 2008, and regarding Plan Amendment cycle 07-1 on or about September 27, 2007; and

WHEREAS, as set forth in the Statement of Intent for the 06-1 cycle Plan Amendment, the Department contends that the Plan Amendment is not “in compliance” because it does not adequately demonstrate an adequate supply of potable water to serve development under the proposed land use changes; does not demonstrate a need for additional residential density; is not based on adequate data and analysis; is internally inconsistent with Future Land Use Objective 1.4 and its related Policies 1.4.1 through 1.4.9; and is inconsistent with the State Comprehensive Plan; and

WHEREAS, as set forth in the Statement of Intent for the 07-1 cycle Plan Amendment, the Department contends that the Plan Amendment is not “in compliance” because it does not adequately demonstrate an adequate supply of potable water to serve development under the proposed land use changes; does not demonstrate a need for additional residential density; encourages the proliferation of urban sprawl; is not based on adequate data and analysis; is internally inconsistent with Future Land Use Objective 1 and its related Policy B.2, Future Land Use Policy K.2, Transportation Policies B.4, G.1.a and G.1.b, and Capital Improvements Policy B.3; and is inconsistent with the State Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3184(10), Florida Statutes, the Department has initiated the two above consolidated formal administrative proceedings challenging the Plan Amendments; and

WHEREAS, the City disputes the allegations of the Statements of Intent regarding the Plan Amendments; and

WHEREAS, the parties wish to avoid the expense, delay, and uncertainty of lengthy litigation and to resolve this proceeding under the terms set forth herein, and agree it is in their respective mutual best interests to do so;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein below set forth, and in consideration of the benefits to accrue to each of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby represent and agree as follows:

### **GENERAL PROVISIONS**

1. Definitions. As used in this agreement, the following words and phrases shall have the following meanings:
  - a. Act: The Local Government Comprehensive Planning and Land Development Regulation Act, as codified in Part II, Chapter 163, Florida Statutes.
  - b. Agreement: This stipulated settlement agreement.
  - c. Plan Amendments: The Plan Amendments adopted by Ordinance Nos. 06-136, 06-137, 06-138, 06-139, 06-141, 06-143, and 06-149 on December 18, 2006; and by Ordinance Nos. 07-50, 07-51, 07-53 through 07-56, 07-59, 07-63 through 07-65 on July 9, 2007.

WHEREAS, the Plan Amendments propose to change land use designations on the Future Land Use Map for several parcels of land; and

- d. DOAH: The Florida Division of Administrative Hearings.
- e. In compliance or into compliance: The meaning set forth in Section 163.3184(1)(b), Florida Statutes.
- f. Notice: The notice of intent issued in each case by the Department to which was attached its Statement of Intent to find the respective plan amendment to be not in compliance.
- g. Petition: The petition for administrative hearing and relief filed by the Department in this case.

h. Remedial Action: A remedial plan amendment, submission of support document or other action described in the statement of intent or this agreement as an action which must be completed to bring the Plan Amendments into compliance.

i. Remedial Plan Amendment: An amendment to the plan or support document, the need for which is identified in this agreement, including its exhibits, and which the local government must adopt to complete all remedial actions. Remedial plan amendments adopted pursuant to this Agreement must, in the opinion of the Department, be consistent with and substantially similar in concept and content to the ones identified in this Agreement or be otherwise acceptable to the Department.

j. Statement of Intent: The Statement of Intent to find the Plan Amendment not in compliance issued by the Department in each of the two instant cases.

k. Support Document: The studies, inventory maps, surveys, data, inventories, listings or analyses used to develop and support the Plan Amendments or Remedial Plan Amendment.

2. Department Powers. The Department is the state land planning agency and has the power and duty to administer and enforce the Act and to determine whether a plan amendment is in compliance.

3. Negotiation of Agreement. The Department issued Notices and Statements of Intent to find the Plan Amendments not in compliance, and filed the Petitions in these cases to that effect. Subsequent to the filing of the Petitions the parties conferred and agreed to resolve the issues in the Petitions, Notices and Statements of Intent through this Agreement. It is the intent of this Agreement to resolve fully all issues between the parties in this consolidated proceeding.

4. Dismissal. If the City completes the Remedial Actions required by this Agreement, the Department will issue a cumulative Notice of Intent addressing the Remedial Plan Amendment and the initial two Plan Amendments subject to these proceedings. The Department will file the cumulative Notice of Intent with the DOAH. The Department will also

file a request to relinquish jurisdiction to the Department for dismissal of this consolidated proceeding or for realignment of the parties, as appropriate under Section 163.3184(16)(f), Florida Statutes.

5. Description of Provisions not in Compliance and Remedial Actions; Legal Effect of Agreement. Composite Exhibit A to this Agreement are copies of the Statements of Intent, which identify the provisions alleged by the Department to be not in compliance. Exhibit B contains Remedial Actions for the compliance of all issues identified in the two Statements of Intent, except of the water supply issues. Exhibit C, City of Leesburg's Water Supply Plan dated September 2, 2009, contains Remedial Actions for the compliance of the water supply issues. Exhibits A, B, and C are incorporated in this Agreement by this reference. Section 5.0 of Exhibit C must be adopted as remedial plan amendments. This Agreement constitutes a stipulation that if the Remedial Actions in Exhibits B and C are accomplished, except for such amendments listed in Exhibit B in Paragraph B to this Agreement, the Plan Amendments will be in compliance.

6. Remedial Actions to be Considered for Adoption. The City agrees to consider for adoption by formal action of its governing body all Remedial Actions described in Exhibits B and C no later than the time period provided for in this Agreement.

7. Adoption or Approval of Remedial Plan Amendments. Within 60 days after execution of this Agreement by the parties, the City shall consider for adoption all Remedial Actions or Plan Amendments and amendments to the Support Documents. This may be done at a single adoption hearing. Within 10 working days after adoption of the Remedial Plan Amendment, the City shall transmit 3 copies of the amendment to the Department as provided in Rule 9J-11.011(5), Florida Administrative Code. The City also shall submit one copy to the regional planning agency and to any other unit of local or state government that has filed a written request with the governing body for a copy of the Remedial Plan Amendment and a copy to any party granted intervenor status in this proceeding. The Remedial Plan Amendment shall

be transmitted to the Department along with a letter which describes the remedial action adopted for each part of the plan amended, including references to specific portions and pages.

8. Acknowledgment. All parties to this Agreement acknowledge that the "based upon" provisions in Section 163.3184(8), Florida Statutes, do not apply to the Remedial Plan Amendment.

9. Review of Remedial Plan Amendments and Notice of Intent. Within 30 days after receipt of the adopted Remedial Plan Amendments and Support Documents, the Department shall issue a Notice of Intent pursuant to Section 163.3184, Florida Statutes, for the adopted amendments in accordance with this Agreement.

a. In Compliance: If the adopted Remedial Actions satisfy this Agreement, the Department shall issue a cumulative Notice of Intent addressing the Plan Amendments and the Remedial Plan Amendment as being in compliance. The Department shall file this cumulative notice with DOAH and shall move to realign the parties or to have this proceeding dismissed, as may be appropriate.

b. Not in Compliance: If the Remedial Actions do not satisfy this Agreement, the Department shall issue a Notice of Intent to find the Plan Amendments not in compliance and shall forward the notice to DOAH for consolidation with the pending proceeding.

10. Effect of Amendment. Adoption of any Remedial Plan Amendment shall not be counted toward the frequency restrictions imposed upon plan amendments pursuant to Section 163.3187(1), Florida Statutes.

11. Purpose of this Agreement; Not Establishing Precedent. The parties enter into this Agreement in a spirit of cooperation for the purpose of avoiding costly, lengthy and unnecessary litigation and in recognition of the desire for the speedy and reasonable resolution of disputes arising out of or related to the Plan Amendment. The acceptance of proposals for purposes of this Agreement is part of a negotiated agreement affecting many factual and legal

issues and is not an endorsement of, and does not establish precedent for, the use of these proposals in any other circumstances or by any other local government.

12. Approval by Governing Body. This Agreement has been approved by the City's governing body at a public hearing advertised at least 10 days prior to the hearing in a newspaper of general circulation in the manner prescribed for advertisements in Section 163.3184(16)(c), Florida Statutes. This Agreement has been executed by the appropriate officer as provided in the City's charter or other regulations.

13. Changes in Law. Nothing in this Agreement shall be construed to relieve either party from adhering to the law, and in the event of a change in any statute or administrative regulation inconsistent with this agreement, the statute or regulation shall take precedence and shall be deemed incorporated in this Agreement by reference.

14. Other Persons Unaffected. Nothing in this Agreement shall be deemed to affect the rights of any person not a party to this Agreement. This Agreement is not intended to benefit any third party.

15. Attorney Fees and Costs. Each party shall bear its own costs, including attorney fees, incurred in connection with the above-captioned case and this Agreement.

16. Effective Date. This Agreement shall become effective immediately upon execution by the Department and the City.

17. Filing and Continuance. This Agreement shall be filed with DOAH by the Department after execution by the parties. Upon the filing of this Agreement, the administrative proceeding in this matter shall be stayed by the Administrative Law Judge in accordance with Section 163.3184(16)(b), Florida Statutes.

18. Retention of Right to Final Hearing. Both parties hereby retain the right to have a final hearing in this proceeding in the event of a breach of this Agreement, and nothing in this Agreement shall be deemed a waiver of such right. Any party to this Agreement may move to have this matter set for hearing if it becomes apparent that any other party whose action is required by this Agreement is not proceeding in good faith to take that action.

19. Construction of Agreement. All parties to this Agreement are deemed to have participated in its drafting. In the event of any ambiguity in the terms of this Agreement, the parties agree that such ambiguity shall be construed without regard to which of the parties drafted the provision in question.

20. Entire Agreement. This is the entire agreement between the parties and no verbal or written assurance or promise is effective or binding unless included in this document.

21. Governmental Discretion Unaffected. This Agreement is not intended to bind the City in the exercise of governmental discretion which is exercisable in accordance with law only upon the giving of appropriate public notice and required public hearings.

22. Multiple Originals. This Agreement may be executed in any number of originals, all of which evidence one agreement, and only one of which need be produced for any purpose.

23. Captions. The captions inserted in this Agreement are for the purpose of convenience only and shall not be utilized to construe or interpret any provision of this Agreement.

In witness whereof, the parties hereto have caused this Agreement to be executed by their undersigned officials as duly authorized.

**DEPARTMENT OF COMMUNITY AFFAIRS**

Approved as to form and legality:

By:

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Charles Gauthier, AICP, Director  
Division of Community Planning

\_\_\_\_\_  
Assistant General Counsel

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**CITY OF LEESBURG**

Approved as to form and legality:

By: \_\_\_\_\_  
Name

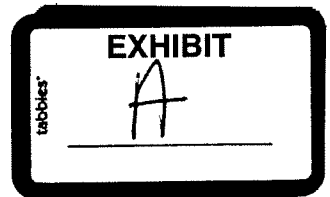
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STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

IN RE: CITY OF LEESBURG )  
COMPREHENSIVE PLAN AMENDMENT )  
07-1: AMENDING THE FUTURE LAND ) Docket No. 07-1-NOI-3509-(A)-(N)  
USE MAP )

STATEMENT OF INTENT TO FIND  
COMPREHENSIVE PLAN AMENDMENT  
NOT IN COMPLIANCE

The Florida Department of Community Affairs, pursuant to Section 163.3184(10), Florida Statutes, and Rule 9J-11.012(6), Florida Administrative Code, hereby issues this Statement of Intent to find the comprehensive plan amendment adopted by the City of Leesburg in Ordinance Numbers 07-50, 07-51, 07-53 thru 07-56, 07-59, and 07-63 thru 07-65 on July 9, 2007, not "in compliance" based upon the Objections, Recommendations, and Comments report issued by the Department on April 3, 2007, and based upon the changes made by the City to the amendment as adopted. The Department finds the Amendments not "in compliance," as defined in Section 163.3184(1)(b), Florida Statutes, for the following reasons:

I. CONSENSENCY WITH CHAPTER 163, PART II, FLORIDA STATUTES, AND RULE 9J-5, FLORIDA ADMINISTRATIVE CODE.

Inconsistent Provisions. The future land use map amendments are inconsistent with the provisions cited above for the following reasons:

1. Water Resource Planning. The Future Land Use Map (FLUM) amendments for the Musso-Spence (07-50), Tally Box Rd (07-51), Lafayette Square (07-53), Lake Commander Park (07-54), Nobles (07-55), Tropical Investments (07-56), Hunt (07-59), Renaissance Trails (07-63) and Future Land Use Element policy 1.6.12, Merritt (07-64) and Janney (07-65) sites increase

development potential for the City of Leesburg without adequately demonstrating the availability of potable water resources to serve the proposed changes. The potable water data and analysis do not address the availability and adequacy of water sources to meet the demand of these amendments as well as existing and committed demands. State law requires each local government to address in their comprehensive plan the water supply sources necessary to meet and achieve the projected water use demand for the established planning period. The FLUM amendments are also internally inconsistent with the following provisions of the City's Comprehensive Plan: Future Land Use Element Policy J.1, Natural Resource Element Policies A.1 and A.2.

Therefore, for all of the reasons set forth above, the amendments are inconsistent with the following provisions: Section 163.3167(13), 163.3177 (2) and 163.3177(6)(a) and (c), Florida Statutes (F.S.); and Rules 9J-5.005(2), 9J-5.011(1)(e) and (f) and 9J-5.013(1)(c), Florida Administrative Code (F.A.C.)

**Recommended remedial actions:** These inconsistencies may be remedied by taking the following actions: (1) Demonstrate through data and in coordination with the Water Management District that the City has adequate potable water sources to accommodate the additional cumulative demand these amendments and the projected demand from existing approvals for a minimum 10 year planning period; and (2) Amend the potable water sub-element to include the required ten year water supply facility workplan, which was due August 7, 2007, 18 months after the adoption of the St. Johns River Water Management District's District Water Supply Work Plan on February 7, 2006; (3) If the data and analysis does not demonstrate the availability of adequate water sources or the City is not able to expeditiously adopt a potable 10 year water supply facilities workplan, the City should rescind the adopted amendments.

2. Demonstrated Need. The Future Land Use Map (FLUM) amendments for the Musso-Spence, Lafayette Square, Lake Commander Park, Hunt, Renaissance Trails and Future Land Use Element policy 1.6.12, Merritt, and Janney sites are not supported by data and analysis demonstrating the need to designate substantial portions of the City's recently annexed vacant land for residential use. The amendments taken cumulatively would increase the City's residential development potential by approximately 6,408 dwelling units. The adopted amendments provided no response to the Department's ORC objection and are accompanied by no data regarding population projections consistent with Rule 9J-5.005 (2)(e) that would demonstrate the need for the amendments. The amendments are also not supported by a professionally acceptable analysis of the amount of land needed to accommodate the City's projected population pursuant to Rule 9J-5.006(2)(c).

Therefore, for all of the reasons set forth above, the amendments are inconsistent with the following provisions: Sections 163.3177(6)(a), F.S.; Rules 9J-5.005(2), 9J-5.006(1)(g) and (2)(c), F.A.C.

Recommended remedial actions: These inconsistencies may be remedied by taking the following actions: (1) Provide data and analysis (including updated population projections and a vacant land use analysis) demonstrating the increase in residential development potential is needed to accommodate its projected population for the long term planning horizon; (2) If the data and analysis does not demonstrate a need, the City should rescind the adopted amendments.

3. Urban Sprawl. The Future Land Use Map (FLUM) amendments for the Renaissance Trails and Future Land Use Element policy 1.6.12, Merritt, and Janney exhibit the following indicators of urban sprawl: (1) Allows for substantial development areas to develop as single-use development or uses in excess of demonstrated need; (2) Designates urban development in rural

areas at substantial distances from existing urban areas while allowing for leap-frog development.; (3) Fails to protect adjacent agricultural activities; (4) Fails to maximize use of existing public facilities and services; (5) Fails to maximize use of future public facilities and services; (6) Allows for land use patterns which disproportionately increase the cost of providing and maintaining facilities and services; (7) Fails to provide a clear separation between rural and urban uses; (8) Discourages infill development or the redevelopment of existing neighborhoods and communities; (9) Fails to encourage an attractive and functional mix of uses; (10) Results in poor accessibility among linked or related land uses; (11) Results in the loss of significant amounts of functional open space. In light of local conditions, these land use amendments proliferate urban sprawl. The FLUM amendments are also internally inconsistent with the following provisions of the City's Comprehensive Plan: Future Land Use Element Policy B.2 and Objective I.

Therefore, for all of the reasons set forth above, the amendments are inconsistent with the following provisions: Sections 163.3177(2) and 163.3177(6)(a) and (11)(c), F.S., and Rules 9J-5.005(2), 9J-5.006(2)(c), (3)(b)8, and (5), 9J-5.011 (2)(b)3 F.A.C.

**Recommended remedial actions:** The City should re-evaluate whether this type and magnitude of development in this area is consistent with the City's Comprehensive Plan and State Law at this time, or whether it is inappropriate or premature. The Department's analysis using the indicators for urban sprawl outlined in Rule 9J-5.006(5), F.A.C., leads to the conclusion that these amendments contribute to the proliferation of urban sprawl. Unless there are new data and analysis or a different analysis not yet submitted, the City should rescind the amendment.

4. Coordination of Land Use, Transportation, Intergovernmental Coordination and Capital Improvements. The Future Land Use Map (FLUM) amendments for the Hunt, Renaissance Trails and Future Land Use Element policy 1.6.12, Merritt, and Janney sites are not supported by data and analysis demonstrating that adequate transportation capacity will exist on CR 48 in the short-term planning period (5 years). The data and analysis show that the FLUM amendments will cause traffic impacts to CR 48, and that the impacted segments of CR 48 will operate below the adopted level of service by 2012. The actual impacts will be greater, as the data and analysis submitted with the adopted amendment package did not analyze the commercial portion of the Renaissance Trails FLUM amendment which allows for the development of 1,306,800 sq. ft. on 40 acres of the subject site at 0.75 FAR. Because the relevant and appropriate data and analysis demonstrate that the adopted level of service standard will be maintained on CR 48 for the five year planning timeframes and the City has not identified necessary improvements, the amendments are not consistent with State Law. The FLUM amendments are internally inconsistent with the following provisions of the City's Comprehensive Plan: Future Land Use Element Policy K.2; Transportation Element Policies B.4, G.1.a and G.1.b.; Capital Improvements Element Policies B.3.

Therefore, for all of the reasons set forth above, the amendments are inconsistent with the following provisions: Sections 163.3177(2), 163.3177(3)(a), 163.3177(6)(a) and (b), and 163.3177(8) F.S. and Rules 9J-5.005(2) and (5), 9J-5.016(1), (2) and (4)(a) and 9J-5.019(3)(f) F.A.C.

Recommended remedial actions: These inconsistencies may be remedied by taking the following actions: (1) Amend the Capital Improvements Schedule to include the improvements necessary to maintain the adopted level of service standard on CR 48 in the City and support the

amendment with data and analysis demonstrating that the schedule as amended is financial feasible. If the level of service standard cannot be maintained by virtue of financially feasible improvements, the City should rescind the adopted amendments.

## II. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

A. Inconsistent provisions. The amendments are inconsistent with the State Comprehensive Plan goals and policies set forth in Section 187.201, Florida Statutes, including the following provisions:

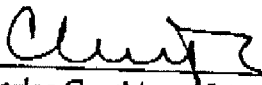
1. **Land Use.** The amendments are inconsistent with the Goal set forth in Section 187.201(15)(a), Florida Statutes, and the Policies set forth in Section 187.201(15)(b)1 and 4, Florida Statutes.
2. **Water Resources.** The amendments are is inconsistent with the Goal set forth in Section 187.201(7)(a), Florida Statutes, and the Policies set forth in Section 187.201(7)(b)3 and 5, Florida Statutes.
3. **Transportation.** The amendments are inconsistent with the Goal set forth in Section 187.201(19)(a), Florida Statutes, and the Policies set forth in Sections 187.201(19)(b)3 and 13, Florida Statutes.
4. **Governmental Efficiency.** The amendments are inconsistent with the Goal set forth in Section 187.201(20)(a), Florida Statutes, and the Policies set forth in Sections 187.201(20)(b)1, Florida Statutes
5. **Plan Implementation.** The amendments are inconsistent with the Goal set forth in Section 187.201(25)(a), Florida Statutes, and the Policies set forth in Section 187.201(25)(b)7, Florida Statutes.

B. Recommended remedial action. These inconsistencies may be remedied by revising the amendments as described above in Section I.

### CONCLUSIONS

1. The amendments are not consistent with the State Comprehensive Plan;
2. The amendments are not consistent with Chapter 9J-5, Florida Administrative Code;
3. The amendments are not consistent with the requirements of Chapter 163, Part II, Florida Statutes;
4. The amendments are not "in compliance," as defined in Section 163.3184(1)(b), Florida Statutes; and
5. In order to bring the amendments into compliance, the City may complete the recommended remedial actions described above or adopt other remedial actions that eliminate the inconsistencies.

Executed this 27 day of September, 2007, at Tallahassee, Florida.

  
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Charles Gauthier, AICP  
Director, Division of Community Planning  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

IN RE: CITY OF LEESBURG )  
COMPREHENSIVE PLAN AMENDMENT )  
06-1; AMENDING THE FUTURE LAND ) Docket No. 06-1-NOI-3509-(A)-(N)  
USE MAP )

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STATEMENT OF INTENT TO FIND  
COMPREHENSIVE PLAN AMENDMENT  
NOT IN COMPLIANCE

The Florida Department of Community Affairs, pursuant to Section 163.3184(10), Florida Statutes, and Rule 9J-11.012(6), Florida Administrative Code, hereby issues this Statement of Intent to find the comprehensive plan amendments adopted by the City of Leesburg in Ordinance Numbers 06-136, 06-137, 06-138, 06-141, 06-143, and 06-149 adopted on December 18, 2006, not "in compliance" based upon the Objections, Recommendations, and Comments report issued by the Department on February 22, 2006, and based upon the changes made by the City to the amendment as adopted. The Department finds the Amendments not "in compliance," as defined in Section 163.3184(1)(b), Florida Statutes, for the following reasons:

I. INCONSISTENCY WITH CHAPTER 163, PART II, FLORIDA STATUTES, AND  
RULE 9J-5, FLORIDA ADMINISTRATIVE CODE.

Inconsistent Provisions. The future land use map amendments are inconsistent with Chapter 163, Part II, F.S. and Rule 9J-5, F.A.C. for the following reasons:

1. Water Resource Planning. The Future Land Use Map (FLUM) amendments adopted through Ordinance Numbers 06-136, 06-137, 06-138, 06-141, 06-143, and 06-149 increase development potential for the City of Leesburg without adequately



demonstrating the availability of potable water resources to serve the proposed changes. The potable water data and analysis do not address the availability and adequacy of water sources and facilities to meet the demand of these amendments as well as existing and committed demands. State law requires each local government to address in its comprehensive plan the water supply sources and facilities necessary to meet the projected water use demand for the established planning period. The overall increase in demand for water supply from the Leeburg 06-1 and 07-1 amendments cumulatively results in a potable water supply deficit. The FLUM amendments are also internally inconsistent with the following objectives and policies of the City's Comprehensive Plan: Potable Water Policy 1.1.7, Objective 1.2 and Policies 1.2.5 through 1.2.13; Future Land Use Policy 1.5.1, Objective 1.12, Policy 1.12.1, Objective 1.9 and Policies 1.9.1 through 1.9.4; and Capital Improvements Policy 1.6.2.

Therefore, for all of the reasons set forth above, the amendments are inconsistent with the following provisions: Sections 163.3177(2), 163.3177(4)(a), 163.3177(6)(a) and (c), 163.3177(8), and 163.3177(10)(e), F.S.; and Rules 9J-5.005(2)(a) and (c), 9J-5.005(5), 9J-5.0055(1), and 9J-5.006(2)(a), F.A.C.

**Recommended remedial actions:** These inconsistencies may be remedied by taking one of the following actions: (1) demonstrate through data and analysis, in coordination with the Water Management District, that the City has adequate potable water sources and facilities to accommodate the additional cumulative demand from these amendments and the projected demand from existing approvals for a minimum ten-year planning period, and where necessary, reflect required public facility improvements in the adopted financially feasible capital improvements schedule; (2) if the data and

analysis does not demonstrate the availability of adequate water sources, rescind the adopted amendments.

2. Need for Additional Residential Development. FLUM amendments numbers 06-137, 06-138, 06-139, and 06-141 are not appropriately supported by data and analysis demonstrating that the additional residential development potential allowed by the FLUM amendments is needed to accommodate the City's projected population. The analysis is not based on an analysis of vacant land and it is not based on the maximum development potential allowed by the FLUM categories. The FLUM amendments are also internally inconsistent with the following objectives and policies of the City's Comprehensive Plan: Future Land Use Objective 1.4 and Policies 1.4.1 through 1.4.9.

Therefore, for all of the reasons set forth above, the amendment is inconsistent with the following provisions: Sections 163.3177 (2), 163.3177 (6)(a), 163.3177 (8), and 163.3177(10)(c), Florida Statutes and Rules 9J-5.005(2) and (5), 9J-5.006(1)(g), F.A.C.

B. Recommended remedial actions: These inconsistencies may be remedied by taking the following actions:

(1) Revise the amendments to include a cumulative land use needs analysis demonstrating there is a need for the residential development allowed by the FLUM amendments, including the density increases from the adopted 07-1 round of amendments, in order to accommodate the City's Comprehensive Plan projected population growth within the planning timeframe of the FLUM. The analysis should

include an assessment of currently designated residential property that is vacant. The analysis should be based on the maximum development potential allowed by the FLUM categories. The amendments must be consistent with and supported by the data and analysis. (2) If the analysis does not demonstrate there is a need for the residential development allowed by the FLUM amendments, including the density increases from the adopted 07-1 round of amendments, rescind the amendments.

## II. INCONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

A. Inconsistent provisions. The amendments are inconsistent with the State Comprehensive Plan goals and policies set forth in Section 187.201, F.S., including the following provisions:

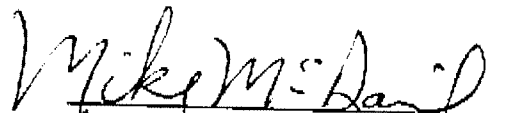
1. **Land Use.** The amendments are inconsistent with the Goal set forth in Section 187.201(15)(a), F.S., and the Policies set forth in Section 187.201(15)(b)1 and 6, F.S..
2. **Water Resources.** The amendments are inconsistent with the Goal set forth in Section 187.201(7)(a), F.S., and the Policies set forth in Section 187.201(7)(b)5, 9, 10 and 11, F.S.
3. **Public Facilities.** The amendments are inconsistent with the Goal set forth in Section 187.201(17)(a), F.S., and the Policies set forth in Sections 187.201(17)(b)7 and 10, F.S.
4. **Plan Implementation.** The amendments are inconsistent with the Goal set forth in Section 187.201(25)(a), F.S., and the Policies set forth in Section 187.201(25)(b)7, F.S.

B. Recommended remedial action. These inconsistencies may be remedied by revising the amendments as described above in Section I.

### CONCLUSIONS

1. The Plan Amendments are not consistent with the State Comprehensive Plan, Chapter 187, F.S.;
2. The Plan Amendments are not consistent with Chapter 163, Part II, F.S.;
3. The Plan Amendments are not consistent with Chapter 9J-5, F.A.C.;
4. The Plan Amendments are not "in compliance" as defined by Section 163.3184(1)(b), F.S.; and
6. In order to bring the Plan Amendments into compliance, the City must complete the remedial actions described above or adopt other remedial actions which eliminate the inconsistencies.

Executed this 28<sup>th</sup> day of February, 2008, in Tallahassee, Florida, by



Mike McDaniel  
Chief, Office of Community  
Planning  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

EXHIBIT “B” TO SETTLEMENT AGREEMENT  
BETWEEN THE CITY OF LEESBURG, FLORIDA AND  
THE DEPARTMENT OF COMMUNITY AFFAIRS

In order to fulfill the terms of the Settlement Agreement to which this Exhibit “B” applies, the City of Leesburg, Florida, agrees to take the following corrective actions within no more than 60 days from the date of execution of the Settlement Agreement:

- A. Formally adopt Section 5.0 of the September 2, 2009 version of the City of Leesburg Water Supply Plan, which is attached as Exhibit “C” to this Settlement Agreement, by Resolution of the Leesburg City Commission.
- B. Adopt an Ordinance which rescinds and annuls the following Ordinances pertaining to amendments to the Comprehensive Plan which have been passed previously by the Leesburg City Commission:
  - 1. 06 – 137 pertaining to the Benderson 85 Project, for Benderson Development;
  - 2. 06 – 138 pertaining to the Triangle Lakes Project for Drew Pastures;
  - 3. 06 – 139 pertaining to the RB – 3 Project for Benderson Development;
  - 4. 06 – 141 pertaining to the Carter – Norman Project
  - 5. 07 – 50 pertaining to the Musso Spence Project
  - 6. 07 – 53 pertaining to the Lafayette Square Project for DeBrock Properties
  - 7. 07 – 54 pertaining to the Lake Commander Park Project
  - 8. 07 – 59 pertaining to the Hunt Project
  - 9. 07 – 63 pertaining to the Renaissance Trails Project
  - 10. 07 – 64 pertaining to the Merritt Project
  - 11. 07 – 65 pertaining to the Janney Project



**LEESBURG**  
*The Lakefront City*

## **10 Year Water Supply Facilities Work Plan (2008 through 2017)**

Prepared by

SMW GeoSciences, Inc.  
1411 Edgewater Drive Suit #103  
Orlando, Florida  
(407) 426-2836

September 2, 2009

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## 1.0 INTRODUCTION

The Florida Legislature enacted bills in 2002, 2004 and 2005 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session) significantly changed Chapter 163 and 373 of the Florida Statutes (F.S.) by strengthening the statutory link between regional water supply plans prepared by water management districts and comprehensive plans prepared by local governments.

Section 373.036 F.S. requires that each district develop a water supply plan for a 20-year planning period. If a water management district finds that existing sources of water will not be adequate to meet projected water demands, regional water supply plans must be prepared for those areas, identifying how water supply needs can be met for the next 20 years (Section 373.0361 F.S.). In turn, local governments that fall within the area of a regional water supply planning area are required to develop a 10-year water supply facilities work plan to ensure that adequate water supplies will be available to meet future demands, pursuant to Section 163.3177(6)(c). The work plan must include:

- A projection of the local government's needs for at least a 10-year period;
- Identification and prioritization of the water supply facilities and sources of water that will be required to meet those demands; and
- Inclusion of the capital projects identified as needed for the first five years, including financially feasible revenue sources, in the 5-Year Schedule of Capital Improvements.

In addition to the above, local governments are required to revise their comprehensive plan to incorporate selected alternative water supply project(s) that are identified in the regional water supply plan(s) or otherwise proposed by the local government.

Pursuant to the requirements imposed by the State Legislature, the City of Leesburg has retained SMW GeoSciences, Inc. (SMW) to assist in preparation of the City's 10-Year Water Supply Facilities Work Plan. Per s. 163.3177, the Work Plan is developed for a 10 year planning period and is intended to be updated every five years within eighteen months after the water management district governing boards approve updated regional water supply plans, or if needed as future needs and plans change.

## 2.0 BACKGROUND INFORMATION

### 2.1 Overview

The City of Leesburg is located on the north and west bank of Lake Harris in Lake County, along the US Highway 441 and US Highway 27 corridors, in an area that has become very attractive for development of large planned communities. The location of the city is shown in **Figure 1**.

### 2.1 Service Area

A map identifying the City's potable water service area is shown in **Figure 2**. The City does not supply water to other local governments or purchase water from other local governments. The City does not have any joint planning agreements with Lake County, adjacent municipalities or other utilities. The City may pursue an Interlocal Boundary Service Agreement with Lake County in the future; however, the City is not pursuing any agreements at this time.

### 2.1 Population & Development Trends

The City of Leesburg is both the oldest and largest city in Lake County, providing potable water service to a population of 33,535 in 2007. The City has become an attractive area for large-scale developments due to its location and amenities. As a result, the City experienced a population increase of 9,230 persons between

2003 and 2007. Significant growth is anticipated over the 10-year planning period of this document. The growth of large scale planned communities is expected to continue to dominate, although at a slower pace due to the current economic downturn that is already affecting the housing market.

### **3.0 DATA AND ANALYSIS**

#### **3.1 Potable Water**

Groundwater is currently the only water source for the City of Leesburg. Groundwater wells extract water from the Floridan aquifer to supply potable water to City customers. The City is permitted to withdraw groundwater through the Consumptive Use Permitting Program (CUP No. 94) of the St. Johns River Water Management District (SJRWMD).

It should be noted that the City recently purchased the Plantation at Leesburg WTP, which was previously operated by a private utility. The service area for this WTP is not located within the City's city limits. Water use for the Plantation at Leesburg is associated with a separate CUP (CUP # 2718) which is covered by a 20-year permit expiring in year 2022. Since this development is located outside of City limits and a CUP has been issued for this development beyond the required planning period, the Plantation at Leesburg WTP is not included this Work Plan.

##### **3.1.1 Permitted Groundwater Allocations**

Consumptive Use Permit (CUP) No. 94, issued June 10, 2003. Although the CUP expired on July 10, 2004, the City continues to operate under a timely application submittal while the application is under review by the SJRWMD. CUP No. 94 allocates the City a maximum annual groundwater withdrawal for the public supply system of 3,333.4 mgal (9.13 mgd).

##### **3.1.2 Water Treatment Plants and Wells**

The City of Leesburg supplies potable water to its customers from five Florida Department of Environmental Protection (FDEP) permitted water treatment plants (WTPs):

- Main WTP
- Airport WTP
- Lake Square Mall WTP
- Highland Lakes WTP
- Royal Highlands WTP

The locations of the WTPs are shown in **Figure 3**. The Main WTP is centrally located in the downtown area and is the original and primary water plant to the City. Together, the Airport and Lake Square Mall WTPs make up the City's East service area, providing water to the commercial corridor along Highway 441. The southern service area is dominated by residential developments and this area is served by the Highland Lakes and Royal Highlands WTPs. With the exception of the Royal Highlands plant, all WTPs are interconnected.

These five plants are currently served by fifteen (15) Floridan aquifer wells. An additional three (3) wells to provide system redundancy are proposed in the CUP renewal application that is currently under review at the SJRWMD. In addition to the WTPs and potable supply wells associated with CUP # 94, the City operates one Floridan aquifer well which, until reclaimed water is available, provides irrigation water to the existing dual-lined reuse distribution network of the Legacy and Arlington Ridge developments and the Arlington Ridge Golf Course. This isolated well is not associated with any WTP.

### 3.1.3 Main WTP

The Main WTP is located in the historic downtown area of the City. The FDEP permitted design capacity of the treatment plant is 17.424 mgd. The WTP includes eight Floridan aquifer wells for public supply type use. One of the wells, A-Main (6), is scheduled to be abandoned in FY 2008/2009. Well information for the Main WTP #1 is presented in **Table 1**. No plant upgrades are required nor scheduled through the 10-year planning horizon.

**Table 1**  
**Main WTP Well Information**

Well Number	GRS Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Date Drilled	Existing/Proposed	Type Use
A-Main (6)	22446	12	390	574	910	1952	Existing (to be abandoned)	Public Supply
B-Main (7)	22448	12	94	352	1070	1954	Existing	Public Supply
D-Main (9)	22445	12	97	272	910	1956	Existing	Public Supply
E-Main (10)	22449	16	90	94	1590	1963	Existing	Public Supply
F-Main (11)	22444	16	83	321	1470	1963	Existing	Public Supply
G-Main (14)	22443	8	851	938	1400	1963	Existing	Public Supply
H-Main (15)	22442	20	280	840	2100	1982	Existing	Public Supply
I-Main (16)	22438	20	322	738	2100	1982	Existing	Public Supply

### 3.1.4 Airport WTP

The Airport WTP is located in the Eastern Service area. The FDEP permitted design capacity of the treatment plant is 1.074 mgd. The WTP includes one Floridan aquifer well for public supply type use. Well information for the WTP is shown in **Table 2**. Although no plant upgrades are required nor scheduled through the 10-year planning horizon, one additional well to provide system redundancy is proposed.

**Table 2**  
**Airport Well Information**

Well Number	GRS Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Date Drilled	Existing/Proposed	Type Use
A-Airport 1	22441	12	236	368	1500	1984	Existing	Public Supply
Airport 2	NA	12	570	800	1500	NA	Proposed	Public Supply

### 3.1.5 Lake Square Mall WTP

The Lake Square Mall WTP (aka Mall WTP) is also located in the Eastern Service area. The FDEP permitted design capacity of the treatment plant is 1.607 mgd. The WTP includes one Floridan aquifer well for public supply type use. Well information for the WTP is shown in **Table 3**. Although no plant upgrades are

required nor scheduled through the 10-year planning horizon, one additional well to provide system redundancy is proposed.

**Table 3**  
**Lake Square Mall Well Information**

Well Number	GRS Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Date Drilled	Existing/Proposed	Type Use
B-Mall 1	22439	12	236	368	1500	1984	Existing	Public Supply
Mall 2	NA	12	350	555	2160	1980	Proposed	Public Supply

### 3.1.6 Highland Lakes WTP

The Highland Lakes WTP is located in the Southern Service area. The FDEP permitted design capacity of the treatment plant is 1.312 mgd. The WTP includes three Floridan aquifer wells for public supply type use. Well information for the WTP is shown in **Table 4**. Although no plant upgrades are required nor scheduled through the 10-year planning horizon, one additional well to provide system redundancy is proposed.

**Table 4**  
**Highland Lakes Well Information**

Well Number	GRS Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Date Drilled	Existing/Proposed	Type Use
A - HL-1	10353	12	200	650	1150	1990	Existing	Public Supply
B - HL-2	10354	12	657	1010	1150	2000	Existing	Public Supply
C- HL-3	34530	12	545	900	1500	2004	Existing	Public Supply
HL-4	NA	12	550	800	1500	NA	Proposed	Public Supply

### 3.1.7 Royal Highlands WTP

The Royal Highlands WTP is located in the Southern Service area. The FDEP permitted design capacity of the treatment plant is 1.236 mgd. The WTP includes three Floridan aquifer wells for public supply type use. Well information for the WTP is shown in **Table 5**. No plant upgrades are required nor scheduled through the 10-year planning horizon.

**Table 5**  
**Royal Highlands Well Information**

Well Number	GRS Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Date Drilled	Existing/Proposed	Type Use
A-RH-1	22437	12	153	375	700	1996	Existing	Public Supply
B-RH-2	22440	12	156	265	700	1996	Existing	Public Supply
C-RH-3	35294	12	700	1200	1500	2004	Existing	Public Supply

### 3.1.8 Legacy Well

The Legacy Well is located in the Southern Service area and provides non-potable groundwater to the City's reuse water distribution network. Although included in the City's Public Supply CUP, this well is not

connected to any water treatment plant. Legacy Well information is shown in **Table 6**. Once reclaimed water is available to the reuse distribution network, it is anticipated that this well will be decommissioned. Other than possible well abandonment, no upgrades are required nor scheduled through the 10-year planning horizon.

**Table 6**  
**Legacy Well Information**

Well Number	GRS Station ID	Casing Diameter (inches)	Casing Depth (ft)	Total Depth (ft)	Pump Capacity (gpm)	Date Drilled	Existing/Proposed	Type Use
A-Legacy	22488	10		450	1500	unknown	Existing	Back-up to reclaimed

## 3.2 ALTERNATIVE SOURCES OF WATER

### 3.2.1 Wastewater Treatment Plants

The City of Leesburg operates two wastewater treatment plants (WWTPs) within the City's service area, the Canal Street Water Reclamation Facility and the Turnpike Water Reclamation Facility. These WWTPs are permitted by the FDEP under permit numbers FL0105066 and FLA105147, respectively. The Canal Street facility has a permitted capacity to treat 3.5 mgd annual average daily flow and the Turnpike facility has a permitted capacity to treat 3.0 mgd annual average daily flow. The locations of the wastewater treatment plants are shown in **Figure 4**. The WWTPs are interconnected by a unidirectional pipeline wastewater to allow reclaimed water to be transferred from the Canal Street WWTP to the Turnpike WWTP.

Again, it should be noted that the City recently purchased the Plantation at Leesburg's WWTP. Prior to purchase by the City, this facility was operated by a private utility. The service area for this development is not located within the City's city limits; therefore the analysis of this system is not included in the City's 10-year Work Plan.

### 3.2.2 Reclaimed Water

The interconnected Canal Street and Turnpike WWTPs have a combined permitted treatment capacity of 6.5 mgd annual average daily flow. Both WWTPs provide advanced treatment and high level disinfection to wastewater so that effluent from each facility meets public access reuse requirements. At the end of 2007, flows treated at these two reclaimed water facilities totaled approximately 2.87 mgd. Based upon current reclaimed water capture and population projections, it is anticipated that reclaimed water flows of at least 3.4 and 3.9 mgd will be realized and available for reuse in years 2013 and 2018, respectively. The reuse service area is presented in **Figure 2**. Developments to receive reclaimed water are presented in **Figure 5**, Reclaimed Water Users. **Figure 6** presents projected reclaimed water customers and future reuse main.

Reuse from these facilities is anticipated to be online late in 2009. This new source will replace approximately 0.19 mgd of potable water currently used for irrigation by commercial customers in the Eastern Service area and 1.03 mgd of non-potable groundwater withdrawals (Legacy well) currently used for irrigation by residential customers and a golf course in the Southern Service area. As indicated in **Table 7**, 2.19 mgd of reuse is anticipated to offset potable water demands (demands typically supplied by WTPs) for beneficial reuse by 2018. This 2.19 mgd of reuse to offset potable demands will be in addition to the 0.5 mgd that will be used immediately in late 2009 to offset non-potable demands of the Arlington Ridge Golf Course.

**Table 7**  
**Total Reclaimed Water Availability**  
**Increase in Reclaimed Water Flows Using 2007 Flow of 2.87 mgd as Baseline**

Year	Population Based Upon SJRWMD Projections	Total Available Reclaimed water with increase at 50 gpcd (mgd)
2007	33,535	2.87
2008	35,033	2.94
2009	36,530	3.02
2010	38,027	3.09
2011	40,263	3.21
2012	42,500	3.32
2013	44,736	3.43
2014	46,973	3.54
2015	49,209	3.65
2016	51,137	3.75
2017	53,065	3.85
2018	54,993	3.94

### **3.2.3 Local Alternative Water Source Project**

The City will conduct a study to determine the feasibility of capturing stormwater at the Turnpike WWTP sprayfield through an existing underdrain system, as an additional local alternative water source to reclaimed water. The study will be undertaken within the next five years, following diversion of the reclaimed water to the reuse distribution system.

In addition to the City's local AWS projects, the City is an active member of the Lake County Water Alliance which advocates identifying water sources in the Lake County area. The alliance also serves as a mechanism for cities in the area to collectively fund and investigate local alternative water supply projects. The alliance is currently in the process of developing an interlocal agreement for the interested parties to proceed with a common goal.

### **3.2.4 Regional Alternative Water Source Projects**

Although the City of Leesburg has sufficient reclaimed water to provide a local alternative water supply source (AWS) to meet demands over the 10-year planning period, additional local and regional AWS sources will also be evaluated and, if feasible, developed. The City of Leesburg is participating in one of the SJRWMD's regional AWS projects. The City has allocated funds to participate in a 5-year Preliminary Design Report (PDR) study that will examine the proposed desalination project at Coquina Coast (SJRWMD Water Supply Plan Project #66) for potable or non-potable use.

At the conclusion of the PDR, if this project is deemed feasible and is undertaken, the City of Leesburg and other participating interested parties may form a partnership to construct the AWS project.

## **3.3 PROJECTED POPULATION AND WATER DEMANDS**

The City of Leesburg's 2007 year-end potable water demand from the WTPs was 2,558.65 mgal (7.01 mgd) based on water use data (EN-50) submitted to the St. Johns River Water Management District. Additionally, 375.95 mgal (1.03 mgd) was supplied by the non-potable Legacy well to the reuse water lines. A total of 13,660 residential accounts were serviced (including master-metered accounts), computing to a "bedroom" population of approximately 33,660.

Water demand projections for the City were calculated utilizing the City's average historical gross per capita (from 1995 through 2007) which includes water use by all categories (residential, commercial, utility, etc.) and the population projections developed by the SJRWMD's population consultant, GIS Associates, utilizing historical population, land use data and development schedules provided by the City. The City's planning period projected household per capita use is 140 gallons per capita day (gpcd) for combined residential water (indoor and outdoor), which is lower than the SJRWMD standard of 150 gpcd. A breakdown of the City's projected 10-year water demands and the associated water sources are presented in Table 8. The projected demands take into account water conservation measures.

**Table 8**  
**Projected 10-Year Public Supply Water Demands and Source**

Year	Population	Total Demand (mgd)*	Water Source	
			Groundwater (mgd)	Reuse Water (mgd)
2008	35,033	8.04	8.04	--
2009	36,530	8.37	8.37	--
2010	38,027	8.71	7.71	1.00
2011	40,263	9.22	8.06	1.16
2012	42,500	9.73	8.42	1.31
2013	44,736	10.25	8.77	1.48
2014	46,973	10.76	9.13	1.63
2015	49,209	11.27	9.13	2.14
2016	51,137	11.71	9.13	2.58
2017	53,065	12.15	9.13	3.02
2018	54,993	12.6	9.13	3.47

\* Projected Water Demands include residential (indoor and outdoor), commercial/industrial, urban landscape, water utility and unaccounted for water uses typical of a public water supply system. The golf course demand currently supplied by Legacy well under the public supply CUP, is not included. After 2009 this demand will be met by reclaimed water.

### 3.4 WATER CONSERVATION

In order to conserve groundwater supplies of the Floridan aquifer and offset groundwater withdrawals, the City of Leesburg has committed to various alternative water supply plans. These alternative water supply plans include:

- 1) Continuation of water conservation practices,
- 2) Utilization of reclaimed water to offset potable supply demands,
- 3) Expansion of the reuse distribution system by requiring all new development to install dual-lined systems,
- 4) Evaluation of the availability of local alternative water sources (stormwater capture at existing Turnpike WWTP sprayfield), and
- 5) Participation in a regional alternative water source (AWS) project included in the SJRWMD Water Supply Plan.

The City of Leesburg has implemented water conservation programs to meet the requirement of Section 12.5.2.1 of the SJRWMD CUP Applicants Handbook and promote the efficient use of water. For the 10-year period of this Work Plan, the City will continue to develop and implement additional water conservation strategies to encourage the efficient use of water. At a minimum the program will include:

- Landscape and irrigation seminars
- Water audit program

- Irrigation timer assistance
- High water user program
- Website information
- Public Service Announcements
- Landscape demonstration
- Employee Training
- Lake County Water Alliance Initiative
- Requiring the use of EPA Water Sense plumbing fixtures in new developments
- Requiring Homeowners Associations Boards in new developments to include a water conservation coordinator.
- Display and distribute water conservation information at community functions.
- Participation in education programs with the Lake County Water Authority and University of Florida/IFAS Florida Yards & Neighborhoods
- Work with developers, civic organizations, home owners associations, community clubs, etc. to promote the importance of water conservation
- Billing Inserts to promote water conservation
- Informative billing

The City will continue to implement the ongoing water conservation practices listed below in order to maintain the relatively low per capita use, encourage recharging of the aquifer by maintaining the following supply source protections and manage the efficient use of reclaimed water for beneficial uses:

- The City's Land Development Code shall require the installation of EPA Water Sense certified plumbing devices including ultra-low flow toilets, showerheads, and faucets for new construction and within net developments (*Policy 1.2.11, Conservation Element Policy 1.4.7 Potable Water Element*);
- The City shall promote the use of best management techniques by adopting a local Landscape ordinance and shall promote, through educational programs and publications, the use of Landscape practices which include Florida-Friendly low or no water landscaping, the use of solid waste compost, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water (*Policy 1.2.13, Conservation Element & Policy 1.3.1 Aquifer Recharge Element*);
- Continue to apply and evaluate the effectiveness of newly adopted multi-tiered inclined water usage rate structure (conservation rate structure) for potable water uses, in support of water conservation objectives (*Policy 1.2.21, Conservation Element*);
- Review local water consumption trends to maintain per capita consumption at or below previous levels (*Policy 1.2.22, Conservation Element & Policy 1.4.9 Potable Water Element*);
- Perform annual leak detection of the City water distribution system (*Policy 1.2.25, Conservation Element*); and annual water audits (*Policy 1.4.9 Potable Water Element*))
- Maintain compliance with stated City CUP permit requirements (*Policy 1.2.25, Conservation Element*);
- Educate residents on the benefits of water conservation and expand water conservation efforts (*Policies 1.3.1 and 1.3.4 Aquifer Recharge Element and Policy 1.2.13 Conservation Element*);
- Require working automatic rain sensor shut-offs on all automatic irrigation systems (*Policy 1.3.6, Aquifer Recharge Element*).
- The City shall continue to participate in the Lake County Water Alliance meetings. (*Policy 1.1.7 Intergovernmental Coordination*)
- The City shall continue to implement, and expand where feasible, water reuse or reclamation systems for commercial, residential, and industrial operations which utilize large quantities of non-potable water (*Policy 1.2.12, Conservation Element*);

- Continue to regulate development within high recharge areas and designed wellhead protection areas of public water supply (*Policy 1.2.16, Conservation Element*);
- Continue to regulate stormwater discharges from pre- and post-development construction pursuant to established city codes to maintain, confine and regulate runoff from polluting surface water, reducing erosion and sedimentation, preventing flooding and endangering the ecological balance of the environment in an effort to enhance landscape value, increases groundwater recharge, enhance water quality, and decreases groundwater consumption (*Policy 1.2.19, Conservation Element*);
- The stormwater management section in the Code of Ordinance shall require retention and recovery by infiltration of stormwater runoff in areas of high groundwater recharge potential in order to maximize groundwater recharge (*Policy 1.2.1, Aquifer Recharge Element*).
- When central sanitary sewer is available, septic tanks and package wastewater treatment plants will be disallowed. (*Policy 1.3.3, Sanitary Sewer Element*).
- Require the installation of reclaimed water systems in new developments and encourage individual connections to its reclaimed water system for irrigation purposes (*Policy 1.3.5 Aquifer Recharge Element and Policy 1.5.3 Sanitary Sewer Element*);
- Continue to expand the City's reclaimed water system to increase availability of reuse water and to decrease potable water demand (*Policy 1.3.5, Aquifer Recharge Element and Policy 1.2.12 Conservation Element*);
- Convert to the use of reclaimed water at sites that are currently dual-lined and on existing groundwater sources when reclaimed water becomes available; (*Policy 1.5.7 Sanitary Sewer Element*)
- Maintain a water-conserving rate structure for reclaimed water (*Policy 1.6.5 Sanitary Sewer Element*)
- Continue to apply and evaluate the effectiveness of adopted reclaimed water usage rate structure for irrigation water uses, in support of water conservation objectives. (*Policy 1.2.22 Aquifer Recharge Element*)
- Promote conservation of reclaimed water (*Policies 1.6.1 through 1.6.4 Sanitary Sewer Element*)
- Prohibit the use of potable water for purposes of irrigation when and where reclaimed water becomes available (*Policy 1.5.2 Sanitary Sewer Element*)
- Maintain public awareness and educational program for reclaimed water (*Policy 1.5.6 Sanitary Sewer Element*)

The City will also consider the implementing incentive programs to replace inefficient landscapes, plumbing devices and appliances and also to promote and encourage the use of low-impact development techniques by incentivizing the creation of water-efficient developments using programs such as Florida Water Star<sup>SM</sup>.

To provide further protection of all water resources, the City will be adopting a modified Landscape ordinance, adopting a new Alternative Water Source ordinance, adopting the SJRWMD's Irrigation Rule and modifying its standard Developer's Agreement to limit irrigable area in all new developments. These additional water conservation elements are proposed in the CUP renewal application that is currently under review at the SJRWMD

### **3.5 CAPACITY ANALYSIS**

The City's potable water supply facilities were assessed to determine whether the projected five- and ten-year water demands are attainable with the City's existing water supply infrastructure. This assessment included a comparison of maximum daily pumping (total well production capacity and permitted SJRWMD permitted production) to total water demand and existing treatment capacity permitted through FDEP to total water demand.

Presently in 2008, the City's potable water treatment plants have a combined well production capacity of 26.27 mgd. This was estimated by maximizing daily pumpage for each well, excluding the well with the highest pump capacity. In addition, the A-Main (6) well was also excluded since it is not currently online and

is to be abandoned in FY 2008/2009. Based on this analysis, the City's existing water supply facilities are sufficient to meet both the projected five- and ten-year total water demands. The existing well production capacity exceeds projected water demands and generates a raw water production surplus of 17.5 mgd and 17.14 mgd in five and ten years, respectively.

The existing permitted treatment capacity for the combined water treatment plants is 22.65 mgd. Therefore, the existing combined FDEP permitted design capacity of the WTPs exceeds projected total water demands and generates a treated water production surplus of 13.88 mgd and 13.52 mgd in five and ten years, respectively. Thus, no additional infrastructure for water production or treatment is needed within the next ten years.

A summary of the analysis is provided in **Table 9**. Since the analysis does not indicate a deficit in well production or potable water treatment capacity, the reduction of groundwater demand via reclaimed water offset is not included in the analysis. Conservation practices were already taken into account through the CUP application process for calculating projected water demands.

**Table 9**  
**Capacity Analysis**

Year	Total Water Demand (mgd)	Groundwater (Potable) Allocation* (mgd)	Total Potable Well Production Capacity (mgd)**	Well Production Capacity Surplus (mgd)	FDEP Permitted Total Treatment Capacity (mgd)	Treatment Capacity Surplus (mgd)
2008	8.04	8.04	26.27	18.23	22.65	14.61
2010	8.71	7.71	26.27	18.56	22.65	14.94
2013	10.25	8.77	26.27	17.5	22.65	13.88
2018	12.6	9.13	26.27	17.14	22.65	13.52

\* An application to renew the City's CUP was submitted July 7, 2004 and is currently under review.

\*\*Excludes Legacy well (non-potable)

#### 4.0 CAPITAL IMPROVEMENT PLAN

Water source and supply projects necessary to meet future water supply demands are presented in **Table 10**. Because the City does not have any projected well or treatment capacity deficiencies, these projects represent the development and expansion of the reuse system, Consumptive Use Permitting (CUP) costs and the provision of alternative water supplies to reduce dependence upon the Floridan Aquifer. Costs associated with participation in AWS projects and the CUP renewal are funded through the City's Water Utility Operating Budget; therefore these costs are not included as a line item in the City's Capital Improvement Plan (CIP). Expansion of the reuse system is currently in progress; therefore the cost associated with implementation of the water reuse system is not reflected as part of the Capital Improvements Plan (CIP). A copy of the adopted CIP is included as **Attachment A**.

The CIP identifies two major projects beyond the five year planning period, a new water treatment plant and three new wells. Although these projects are identified for construction within the ten year planning period, the City anticipates construction of these projects will occur after the dates identified in the CIP due to current economic conditions and the decrease in new home construction. Construction of these projects is dependant on development and demonstration of need. The City will evaluate the demonstration of need for these projects and update future CIPs accordingly. The City is committed to AWS and if any of the identified AWS project are deemed feasible by the City beyond the five-year period, then the City will continue forth with the project and update the Five-Year CIP accordingly.

**Table 10**  
**Future Water Source and Supply Projects<sup>1</sup>**

Project Name	Purpose	Funding Source	Estimated Cost			
			2008	2009	2010	2011
Implementation of Water Reuse System	To develop and expand the use of reclaimed water for irrigation purposes as a means of reducing the demand for potable water.	City of Leesburg, Developer Agreements, CBIR, and SJRWMD Grant	\$7,000,000			
Local Alternative Water Supply Study – Stormwater Capture	To identify and evaluate the technical and financial feasibility of capturing stormwater at the Turnpike WWTP sprayfield to offset groundwater.	City of Leesburg**		\$150,000	\$100,000	
Regional Alternative Water Supply Study – Coquina Coast	To identify and evaluate the technical and financial feasibility of utilizing water from the Coquina Coast as an alternative water supply.	City of Leesburg**	\$100,000	\$250,000	\$250,000	\$250,000
Consumptive Use Permit (CUP) Renewal	To renew the City's CUP with SJRWMD to provide water allocation	City of Leesburg**	\$75,000			

<sup>1</sup>. Table 10 depicts FY 2008/09 through 2012/13

## 5.0 GOALS, OBJECTIVES AND POLICIES

### 5.1 Overview

Over the course of this Work Plan, in order to provide adequate water supply to meet the demands provided in Table 8, the City will continue with the following conservation strategies:

- Continue to implement and improve upon the water conservation elements implemented by the City in accordance with 12.5.2.1 of the SJRWMD CUP Applicants Handbook,
- Utilize reclaimed water to offset potable supply demands,
- Expand the reuse distribution system by requiring all new developments to install dual-lined systems,
- Evaluate the availability of local alternative water sources (stormwater capture at existing Turnpike WWTP sprayfield), and
- Continue to participate in the Coquina Coast Desalination Plant PDR.
- Continue to participate in the Lake County Water Alliance
- Maintain a water supply facilities Work Plan

### 5.2 Intergovernmental Coordination Element Revisions

Policy 1.1.6      The City of Leesburg shall participate in the development of updates to the St. Johns River Water Management District water supply assessment and regional water supply plan as well as other water supply development-related initiatives facilitated by SJRWMD that affect the City update process.

Policy 1.1.7      The City will continue to actively participate in the Lake County Water Alliance “East-Central Florida Water Supply Planning Initiative” meetings and other water supply planning programs offered by the St. Johns River Water Management District.

Policy 1.1.12      The City shall issue no development orders or development permits without first consulting with the City of Leesburg’s Utility Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy 1.4.5      The City will ~~prepare a~~ continue to update 10-year Water Facilities Plan in coordination with local governments that identifies potable water supply, infrastructure and facility projects, identify potable water sources, and estimate project costs to serve city utility water supply needs for a 10 year planning period.

Policy 1.4.11      The City shall maintain, revise or establish new agreements for the development of potable water sources and infrastructure as necessary.

Policy 1.4.12      The City shall maintain, revise or establish new agreements for the development of alternative water sources and infrastructure as necessary.

Policy 1.4.13      The City shall continue to participate in the development of the Coquina Coast Desalination Project and update agreements as necessary.

### 5.3 Capital Improvement Element Revisions

**Policy 1.1.4**      The City shall issue no development orders or development permits without first consulting with the City of Leesburg's Utility Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

Policy 1.7.3      To ensure adequate supply and capacity allocations for all developments, the City may require any development to use developer's agreements and/or develop in more than one phase.

### 5.4 Future Land Use Element Revisions

**Policy 1.12.3:**      No future land use map amendments or changes shall be approved unless adequate water supplies and associated public facilities are available or will be available to meet projected growth demands.

### 5.5 Aquifer Recharge Element Revisions

Policy 1.3.1      The City shall adopt a local ~~Xeriscape~~ Florida Friendly Landscape ordinance, ~~prepared with consideration to the model Xeriscape ordinance prepared by the St. John's River Water Management District's "Standards for Landscape Irrigation in Florida" document, which is based on the District's model landscape ordinance~~ and shall promote, through educational programs and publications, the use of Florida friendly landscaping practices, which include low or no water landscaping, native plants, the use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.

Policy 1.3.4      The City shall continue to educate residents on the benefits of water conservation and shall expand water conservation efforts, in accordance with the City's Water Conservation Plan. The City will continue to promote the following programs:

- Landscape and irrigation seminars
- Water audit program
- Irrigation timer assistance
- High water user program
- Website information
- Public Service Announcements
- Landscape demonstration
- Employee Training
- Lake County Water Alliance Initiative
- Requiring the use of EPA Water Sense plumbing fixtures and where applicable, appliances, in new developments
- Require Homeowners Associations Boards in new developments to include a water conservation coordinator.
- Coordination with the SJRWMD's Watershed Action Volunteer (WAV) program to provide water conservation speakers to local schools and community organizations and promote community volunteer activities.

- Display and distribute water conservation information at community functions.
- Participation in education programs with the Lake County Water Authority and University of Florida/IFAS Florida Yards & Neighborhoods
- Work with developers, civic organizations, home owners associations, community clubs, etc. to promote the importance of water conservation
- Participate in educational programs with University of Florida/IFAS Florida Yards & Neighborhoods.
- Informative Billing
- Billing Inserts to promote water conservation

- Policy 1.3.5 ~~Where available, t~~ The City shall require installation of ~~reclaimed water dual line distribution~~ systems in new developments and encourage individual connection to its reclaimed water system for irrigation purposes.
- Policy 1.3.6 The City shall evaluate the need for restricted irrigation hours and rain sensor device ordinance that is in compliance with State and local regulations. The City shall also require working automatic rain sensor shut-offs on all automatic irrigation systems.
- Policy 1.3.7 ~~To the extent possible, t~~ The City will continue to expand its reclaimed water system to increase availability of reuse water and to decrease potable water demand, in support of the City's 10-Year Water Facilities Work Plan

## 5.6 Potable Water Element Revisions

**GOAL 1:** To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all city residents and non-residential establishments within the City of Leesburg and within the City's service area in the 20-year during the 2020 planning horizon, in accordance with the five-year Capital Improvements Program and consistent with the City's Consumptive Use Permit, 10-Year Water Facilities Work Plan and St. Johns River Water Management District's (SJRWMD's) regional water supply plans.

- Policy 1.1.1 The City shall continue to maximize the use of the five potable water treatment facilities ~~connected to the central water system~~, and ultimately strive to incorporate all private systems into the unified city water system.

- Policy 1.1.7 ~~By January 1, 2005, the~~ The City shall ~~develop and adopt a 10-Year Water Supply Facilities Work Plan that identifies deficiencies of existing facilities and potable water resources, identifies feasible alternate (other) potable water sources, and defines projects and costs needed to provide adequate services to future development consistent with the Future Land Use Element and in accordance with SJRWMD regional water supply plans~~ initiate and maintain a Master Utility Plan, which shall be completed by 2003, and shall be updated every five (5) years thereafter.

The City shall maintain a Water Facilities Work Plan consistent with the City's Consumptive Use Permit and the St. Johns River Water Management District's (SJRWMD's) regional water supply plans for at least a ten- (10) year planning period. The Water Facilities Work Plan (Attachment A) shall be reviewed annually and shall be updated within 18 months of an update to the SJRWMD Water Supply Plan that affects the City or sooner if necessary.

**Objective 1.2 Future Potable Water Facilities.** Based upon population projections, the City shall ensure the supply and treatment of safe potable water through the 20-year 2020-planning horizon to meet the adopted level of service standards to existing and future development in accordance with the five-year Capital Improvements Program and consistent with the St Johns River Water Management District's (SJRWMD's) regional water supply plans, the City's 10-Year Water Facilities Work Plan, Consumptive Use Permit and with the City's Future Land Use Element.

Policy 1.2.7            The City shall ensure that the 10-year Water Supply Facilities Work Plan is prepared in accordance with the SJRWMD regional water supply plans and Consumptive Use Permit.

Policy 1.2.8            The City shall identify all additional potable water supply sources, infrastructure and facilities (and associated projects/costs) to provide adequate services to future development consistent with the Future Land Use Element and to meet water supply demands for a 10-year planning period in the prepared 10-year Water Supply Facilities Work Plan.

Policy 1.2.11           The City shall ensure that the 10-year Water Supply Facilities Work Plan includes service area and water supply demand projections for a 5-year, 10-year, 15-year, and 20-year planning periods.

Policy 1.4.1            The City shall maintain a progressive water rate structure to ensure conservation of potable water and to provide an incentive for the use of treated wastewater (reclaimed water) for irrigation purposes.

Policy 1.4.5:           The SJRWMD has the exclusive authority to regulate consumptive uses of water under Chapter 373, F.S. The City shall have the authority to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the city's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the city manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the city.

Policy 1.4.7 6:           The City shall require the installation of EPA Water Sense certified plumbing devices including ultra-low flow toilets, shower heads and faucets for new construction and within new developments. The City shall maintain specific requirements for the use of low consumption plumbing devices in the Code of

~~Ordinances consistent with requirements of the State Water Conservation Act (Chapter 553.14, FS).~~

## 5.7 Sanitary Sewer Element Revisions

Policy 1.3.3 When central sanitary sewer is available, septic tanks and package wastewater treatment plants will be disallowed. ~~Discourage development in the service area from utilizing septic tanks and prohibit the use of package wastewater treatment plants.~~

Policy 1.5.3 The City shall require the installation of dual-lined distribution reclaimed water systems and individually metered connections for all new developments, ~~which contain or abut existing or planned reclaimed water routes.~~ Connection of the reclaimed system to the potable water system shall be allowed when reclaimed water is not provided until such time as reclaimed water becomes available.

Policy 1.5.7: The City shall require the conversion to the use of alternative water sources, including reclaimed water, at sites with existing dual-lined systems and on existing groundwater sources for irrigation when alternative sources becomes available.

Policy 1.6.2: The SJRWMD has the exclusive authority to regulate consumptive uses of water under Chapter 373, F.S. The city shall adopt regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:

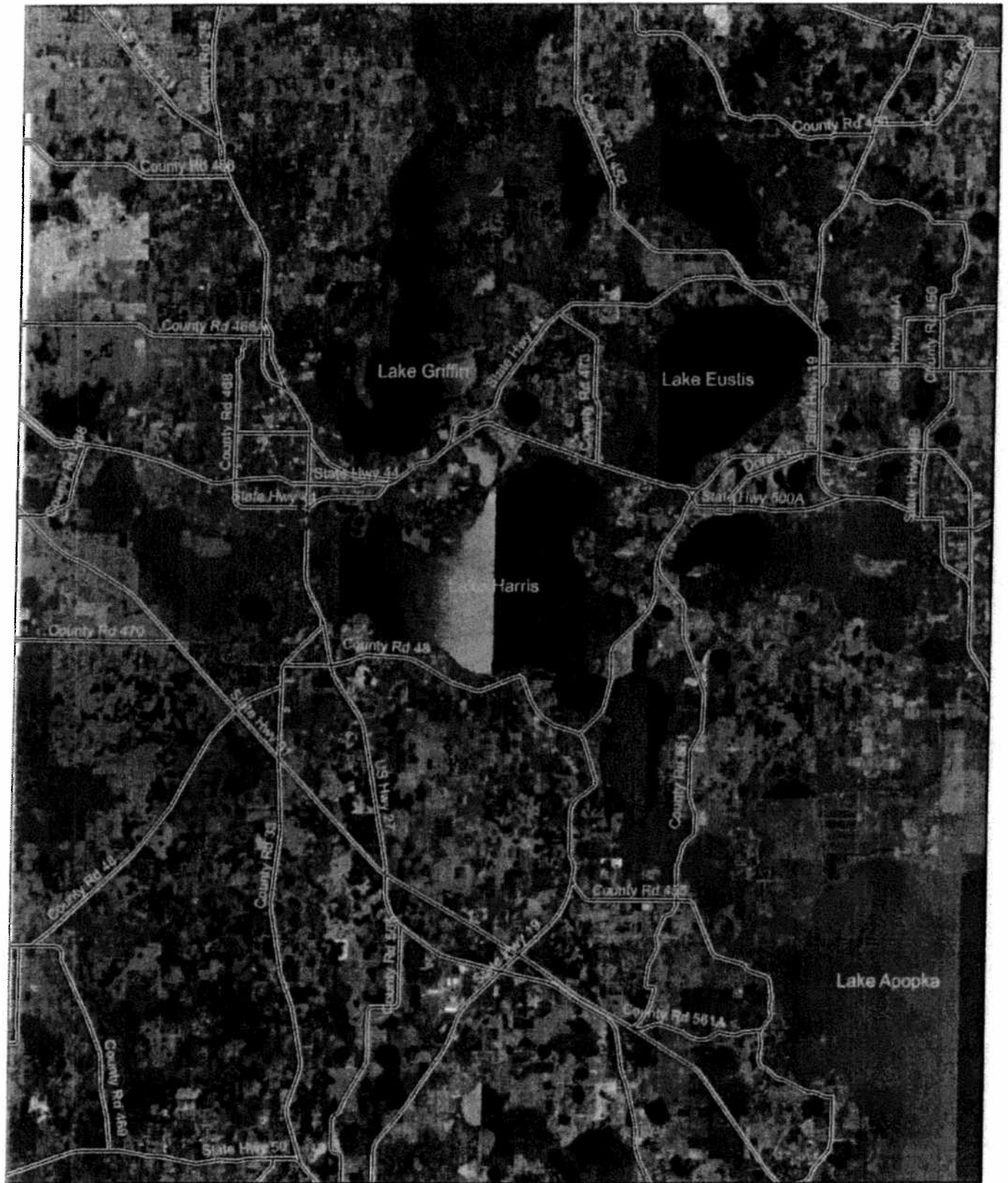
- The times of day or night during which the reclaimed water may be used by customers.
- The maximum rate of use of the reclaimed water.
- The right to inspect reclaimed water devices, facilities, and terminate service to reclaimed water system found to be in violation of any city ordinance, regulation or procedure.
- The right to impose the requirement that upon being connected to the city's reclaimed water system, any existing wells on the subject property shall not continue to be used for irrigation and shall be disconnected from the irrigation system (unless otherwise approved by the cognizant permitting agency and the city manager).
- The right to impose the mandatory payment of fees for the installation and usage of reclaimed water systems. Once service is connected, the user shall pay a minimum monthly charge set by resolution of the city commission.
- The right to temporarily discontinue service to any portion of, or the entire, reclaimed water system as deemed necessary by the city.

Policy 1.6.5 The City shall maintain a progressive reclaimed water rate structure to ensure conservation.

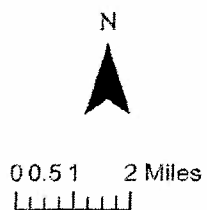
## 5.6 Conservation Element Revisions

- Policy 1.2.7            Prior to development approval, an inspection shall be conducted to properly identify active drainage wells. If any wells are found, the developer shall report the presence of these wells to the city and FDEP and shall be responsible for sealing the drainage wells.
- Policy 1.2.10           ~~The City shall require that all new development within the most effective recharge areas comply with aquifer recharge protection regulations administered by SJRWMD.~~
- Policy 1.2.11           The City's Land Development Code shall require the installation of EPA Water Sense ~~water saving~~ plumbing devices including low-flow toilets, showerheads, and faucets for new construction and within new developments.
- Policy 1.2.13           The City shall adopt a local Xeriscape Florida Friendly Landscape ordinance, ~~prepared with consideration to the model Xeriscape ordinance prepared by the St. John's River Water Management District's "Standards for Landscape Irrigation in Florida" document, which is based on the District's model~~ landscape ordinance and shall promote, through educational programs and publications, the use of ~~Xeriscape~~ Florida friendly practices, which include low or no water landscaping, the use of solid waste composts, efficient irrigation systems, and the prohibition of exotic plant species, which will result in the conservation of water.
- Policy 1.2.27:           The SJRWMD has the exclusive authority to regulate consumptive uses of water under Chapter 373, F.S. The City manager adopts regulations to ensure for the efficient operation of the reclaimed water system or for the health or safety of the general public or the customer, regarding the following matters:
- Policy 1.2.29           The City shall enforce restricted irrigation hours and rain sensor device requirements in compliance with State and local regulations.
- Policy 1.2.30           Through fiscal years 2009-2011, the City shall evaluate the technical and financial feasibility of capturing stormwater at the Turnpike WWTP sprayfield to offset groundwater withdrawals.
- Policy 1.3.1            The wetlands and shorelines within the City shall be protected through cooperation with the SJRWMD and FDEP who have jurisdictional authority for wetland, water quality, and submerged lands development and permitting.

## Figures

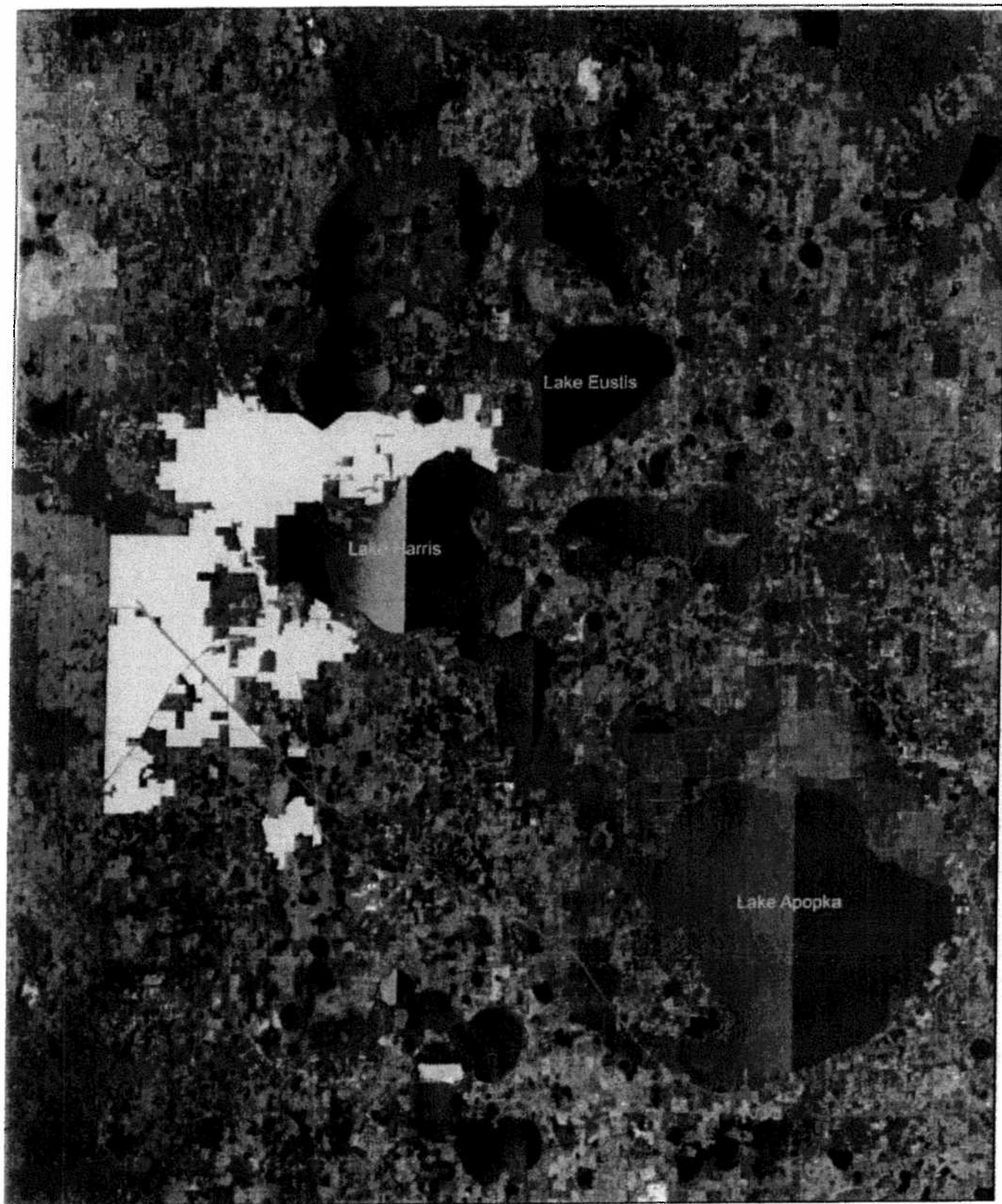


**CITY OF LEESBURG  
LOCATION MAP  
FIGURE 1**




City of Leesburg  
CUP No.: 94


Drawing created by: SMW GeoSciences, Inc.  
Data Source: SJRWMD & City of Leesburg  
November 14, 2008



**CITY OF LEESBURG  
POTABLE WATER AND RECLAIMED WATER  
SERVICE AREA  
FIGURE 2**

**Legend**

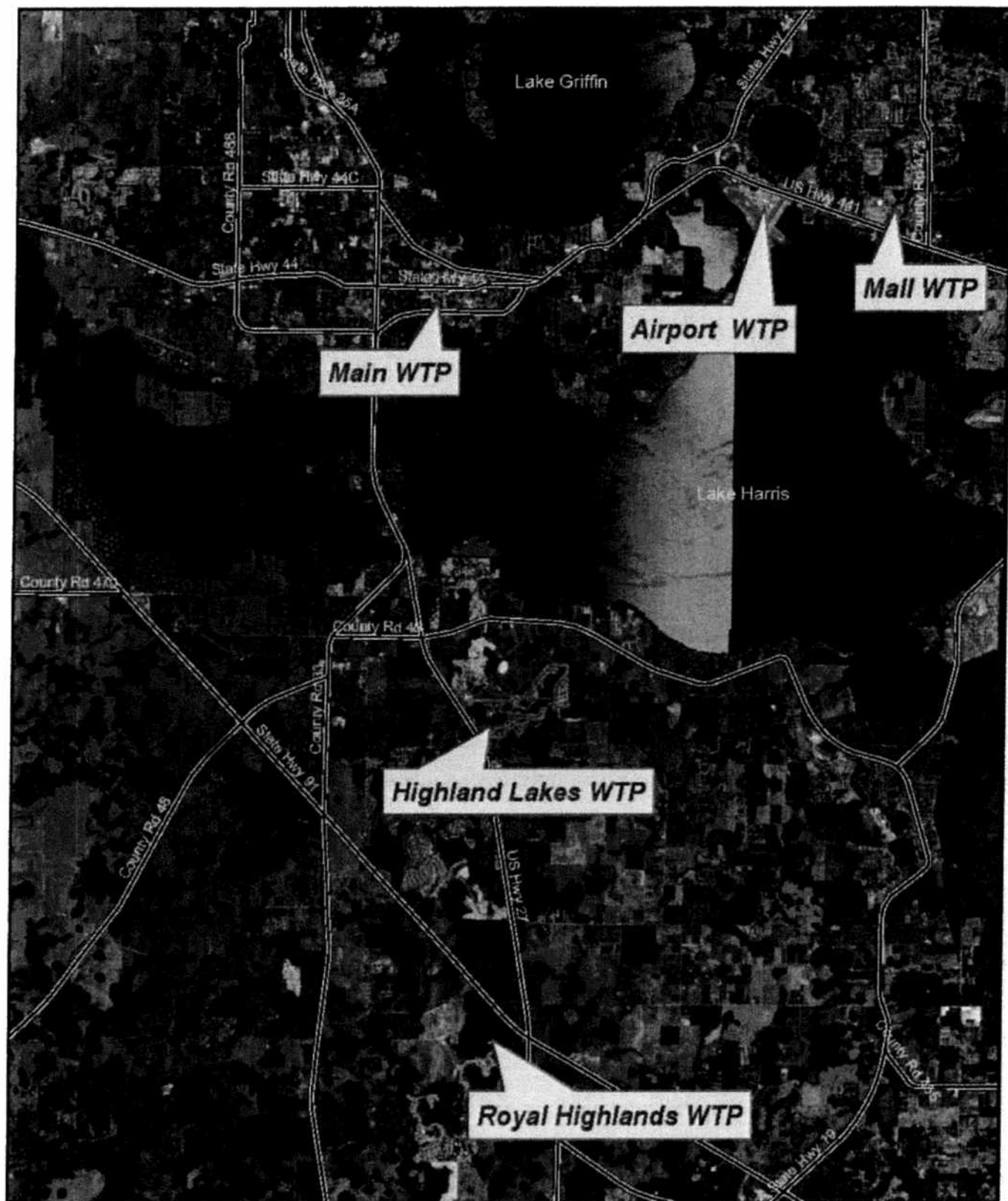
 Leesburg Service Area Boundary

0 1 2 4 Miles  


City of Leesburg  
CUP No.: 94

Drawing created by: SMW GeoSciences, Inc.  
Data Source: SJRWMD & City of Leesburg  
November 14, 2008

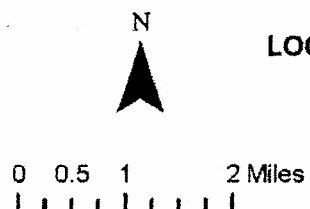


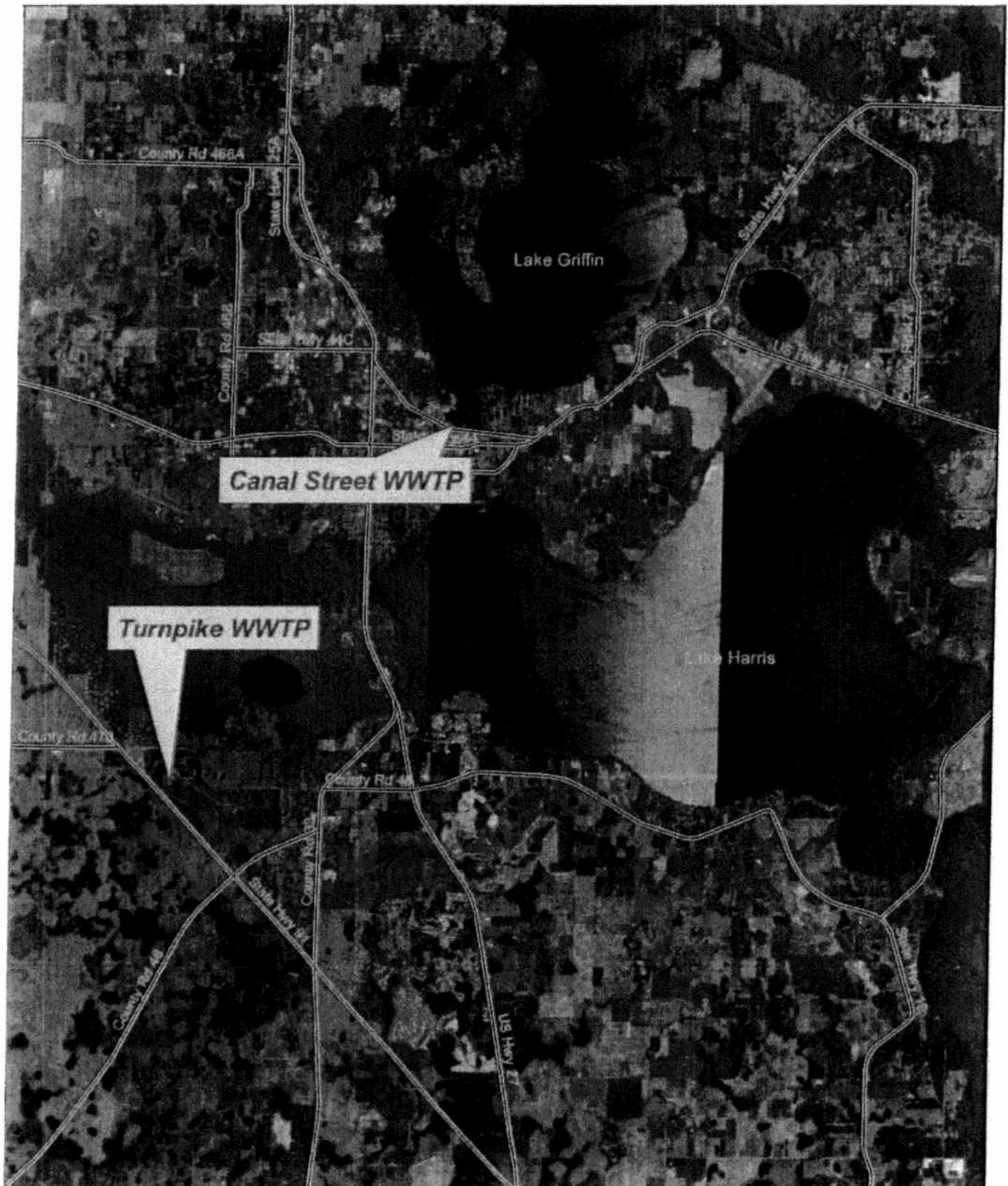


**CITY OF LEESBURG**  
**LOCATION OF WATER TREATMENT PLANTS**  
**FIGURE 3**

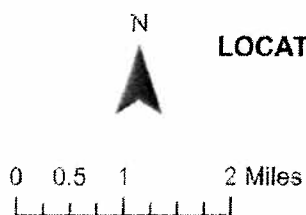
City of Leesburg  
 CUP No.: 94

Drawing created by: SMW GeoSciences, Inc.  
 Data Source: SJRWMD & City of Leesburg  
 November 14, 2008



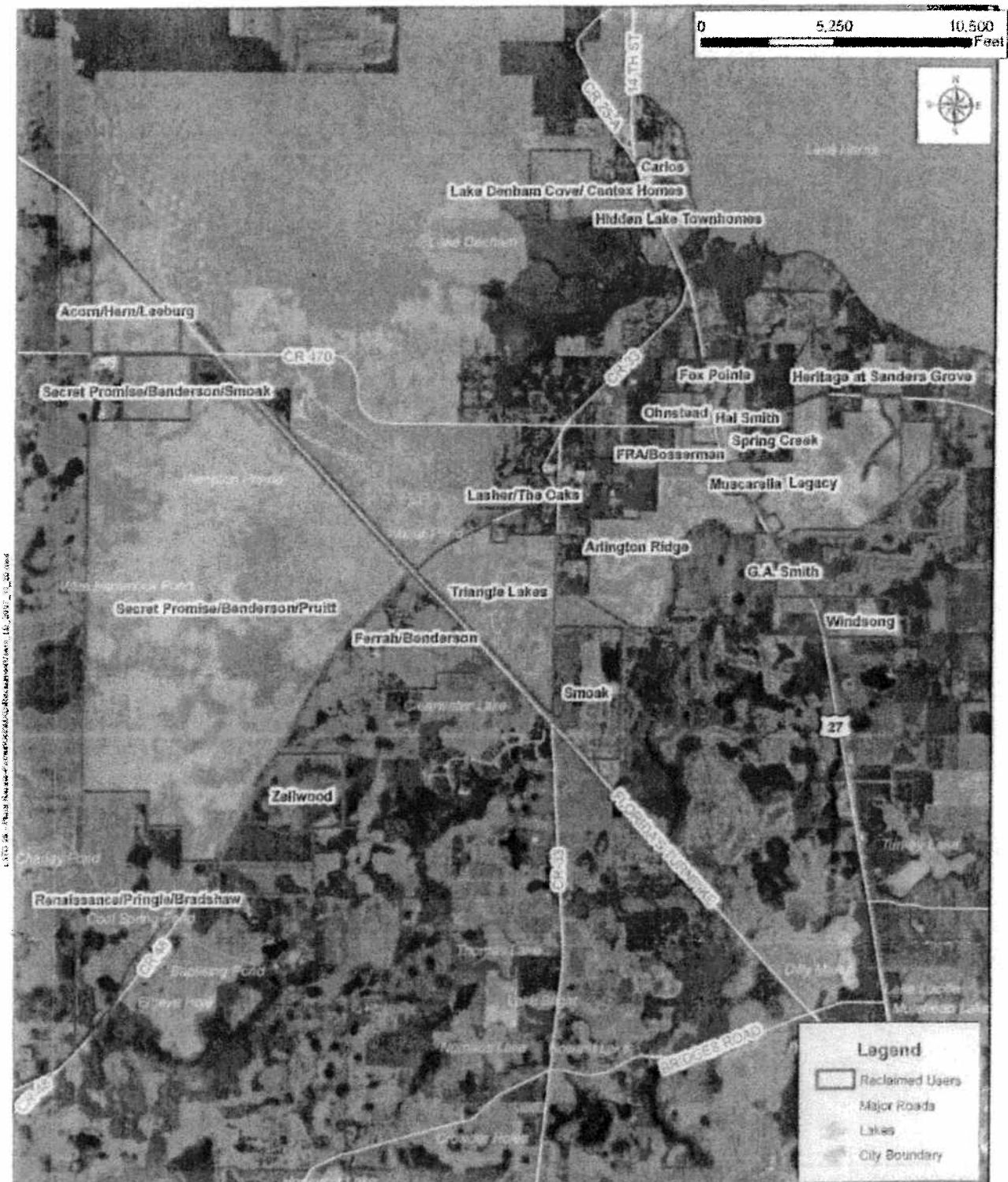


**CITY OF LEESBURG**  
**LOCATION OF WASTEWATER TREATMENT PLANTS**  
**FIGURE 4**



City of Leesburg  
 CUP No.: 94

Drawing created by: SMW GeoSciences, Inc.  
 Data Source: SJRWMD & City of Leesburg  
 November 14, 2008



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Project: Leesburg SWSA  
 Date: 11/10/2011  
 User: [illegible]  
 Title: Reclaimed Users  
 Project Number: 15501 00 004



**City of  
Leesburg**

**City of Leesburg  
SWSA**

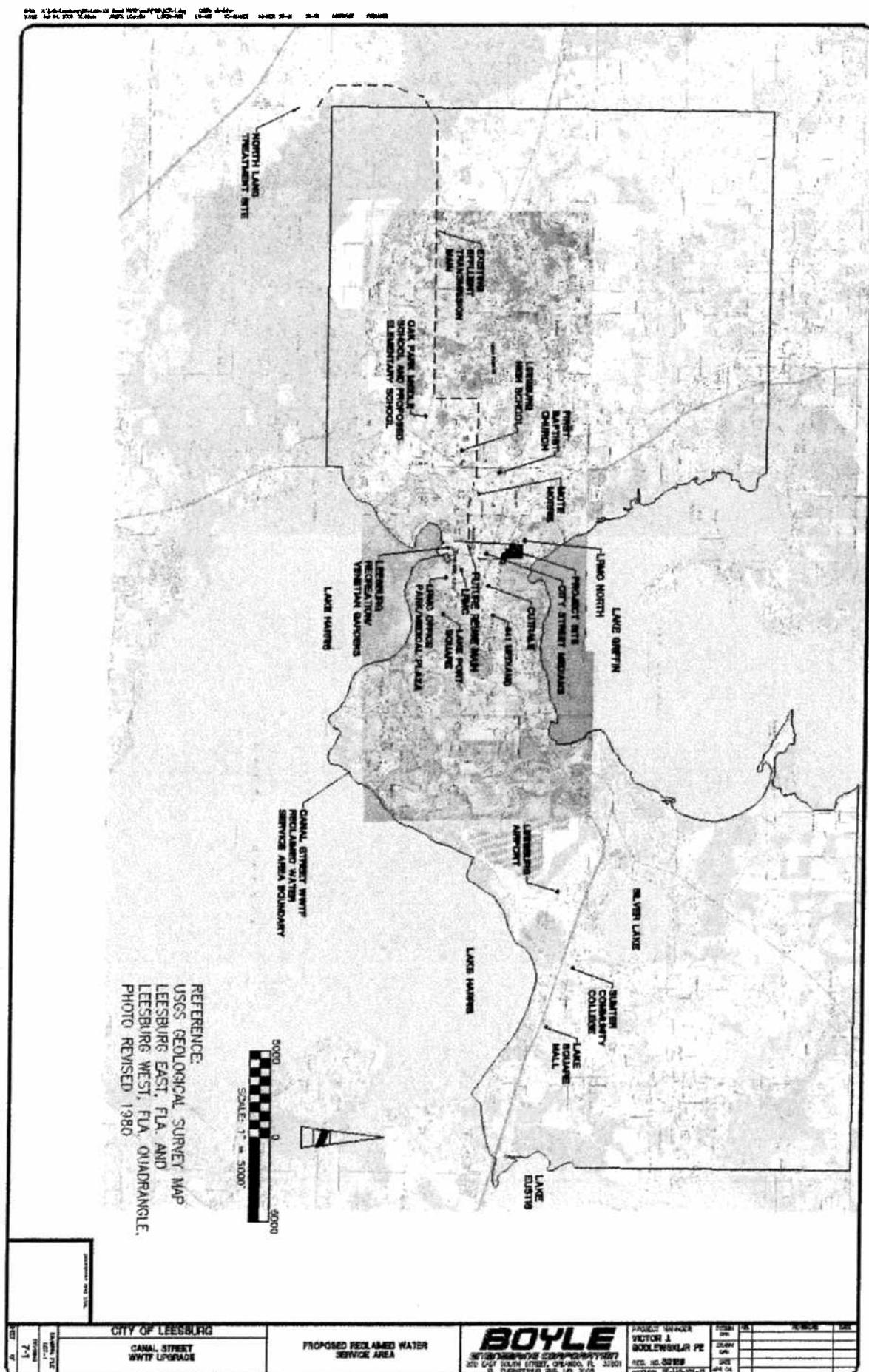
**Reclaimed Users**

**BOYLE**  
 ENGINEERING & CONSULTING, INC.

1000 Leesburg Road  
 Leesburg, VA 22077  
 P. 703.261.1000  
 F. 703.261.1001

**Figure 5**

Project Number  
 15501 00 004



### Figure 6

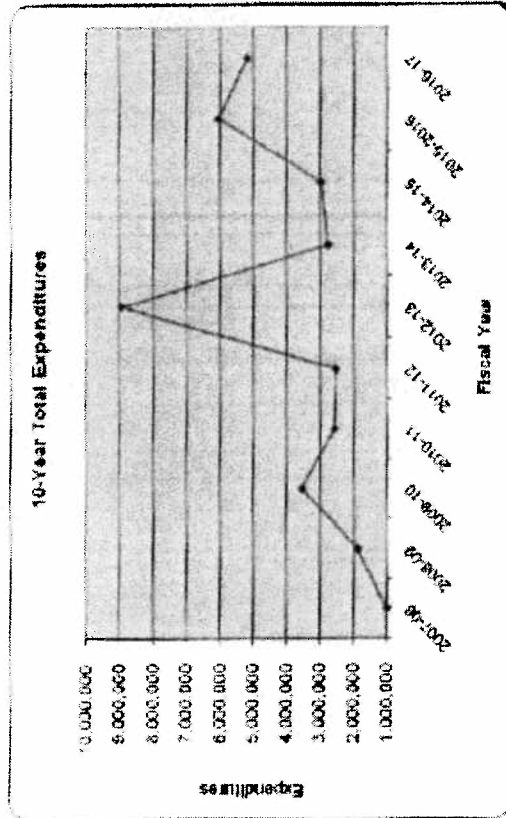
# **Attachment A**

## WATER

In the Water Fund, most of the activities over the next ten years address repair and replacement and new facilities to serve growth. The activities also begin implementation of reclaimed water facilities, taking advantage of grant funding available from the St. Johns River Water Management District. Other items of note:

- **Water distribution system** – Several projects are scheduled that are necessary to improve water service in the vicinity of US 27 and CR 470/48. Existing demands require that certain water plant and transmission line improvements be undertaken to comply with regulatory requirements. Master planning of this service area has been completed and the improvements noted are derived from that master plan. When complete, the water facilities in this area will be in compliance with FDEP requirements, and will result in improved overall system performance and adequate fire flows and pressure. Nearly \$23 million is allocated for this purpose over the next five years.
- **Utility line relocations** – as with the other utilities, funding is provided for utility relocations associated with FDOT widening projects on US 441.
- **New facilities** – anticipating growth and the need for expansion of plant facilities, funding is provided for development of a well field and new plant and storage as well as required transmission lines. These improvements are based upon water master planning activities and are generally programmed for construction near the end of the ten-year period, when made necessary by growth.
- **Repair, replacement** – Funding is provided for a programmed approach to inspection and repair or replacement of the major components of our water plant facilities. These activities include well inspection and pump rehab, high service pumping rehab, inspection and rehab of the elevated storage towers. These activities will ensure the ongoing reliability of the potable water system.

- Funding is provided for a portion of a joint use field operations facility which will be shared by Water, Wastewater, and certain Parks and Recreation, and Public Works activities. This facility is made necessary because the Water and Wastewater field operations divisions have outgrown the space available in their present locations at the Main Water Plant and the Canal Street Wastewater Plant, respectively. The joint use facility will also take advantage of economies of scale to provide support and work locations for Parks and Recreation, Fleet Maintenance and Sanitation activities that will expand as growth occurs in the southwest area. This is programmed to be constructed in phases, with the first phase allowing for occupancy five years from now.



CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2007-17

Project Description	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-2016	Fiscal Year 2016-17	TOTAL
Meters												
Meters (Add)	82,000	100,000	354,000	354,000	354,000	354,000	491,000	491,000	491,000	491,000	491,000	3,971,000
Meters (Sub)	247,200	247,200	254,616	254,616	252,254	252,254	270,122	270,122	270,226	270,226	270,226	2,055,663
Meters												
Construction and relocate	450,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	4,500,000
Highway 441-Peters to Griffin	750,000											1,900,000
Highway 441-Peters to SR 44												1,725,000
Replacement			225,000	1,500,000			1,500,000					1,725,000
Stock Substitution	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
US 27 SW extension (US 27 South)												
Hydrant replacement	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	750,000
Tools & equipment	60,000	60,000	60,000	60,000	60,000	60,000	20,000	60,000	60,000	60,000	60,000	500,000
Vibratory plate compactor	8,500											
Street saw	2,600											
Hydraulic thumb	2,500											
Pneumatic saw	2,500											
Hot tapping kit	2,500											
Miscellaneous	20,000											
New ER generator system (Main WWTP)	60,000											
Pumping Station												
System wide improvements	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
New Wells (3-SW Walked)												
Highland Lakes WTP upgrade												
Interim flow/pressure improvements												
Design permitting	1,000,000											
Construction												
New Plant-SW Regional												
Design permitting												
Construction												
Joint Field Operations Facilities												
194 WWP/WWP & R, all in W WWP/CIP												
Design permitting												
Construction												

CITY OF LEESBURG  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEARS 2007-17

Project Description	Fiscal Year 2006-07	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-2016	Fiscal Year 2016-17	TOTAL
<b>Project Description</b>												
Plant & storage												
Well inspection & rehabilitation	62,500											-
Well # 15	75,000											-
Abandon Well # 8												50,000
Well # 16	50,000											250,000
Plant pumping rehabilitation	10,000											525,000
Elevated tank inspection & rehab												-
Well elevated tank	50,000											-
Convert from Chlorine Gas to Hypochlorite												-
Main WTP	150,000											-
Lake Square Main WTP	75,000											-
Airport WTP												75,000
Reuse plant												-
Turnpike Plant Elevated storage (TMC)	1,750,000											-
Turnpike Plant GSI and HSP												-
Rehab	58,813											400,000
Services												519,175
Reuse mains	3,500,000											-
Turnpike to US 27 (CR 470)												-
<b>Fund Total</b>	<b>9,605,315</b>	<b>1,000,266</b>	<b>1,887,228</b>	<b>3,552,778</b>	<b>2,867,411</b>	<b>2,542,411</b>	<b>8,952,279</b>	<b>2,782,276</b>	<b>2,500,363</b>	<b>6,084,226</b>	<b>5,179,226</b>	<b>37,451,038</b>
<b>Funding Sources</b>												
Utility Revenue	200,000	854,368	258,728	1,886,643	3,136	31,830	1,607,781	695,145	179,965	139,025	240,123	5,696,515
Customer Contribution	80,000	354,500	354,000	354,000	354,000	354,000	487,000	481,000	481,000	481,000	481,000	4,235,000
Renewal & Replacement			409,820	688,585	710,273	731,581	733,528	776,134	788,418	823,421	848,100	6,801,523
Impact Fees	2,805,926		600,000	600,000	1,500,000	900,000	900,000	600,000	600,000	600,000	600,000	6,300,000
Debt Proceeds	4,709,387					525,000	3,598,000		900,000	4,300,000	3,000,000	14,225,000
SURVIMD Grant Proceeds	1,010,000											
<b>Total Funding Sources</b>	<b>9,605,315</b>	<b>1,004,896</b>	<b>1,882,228</b>	<b>3,552,778</b>	<b>2,867,411</b>	<b>2,542,411</b>	<b>8,952,279</b>	<b>2,782,276</b>	<b>2,500,363</b>	<b>6,084,226</b>	<b>5,179,226</b>	<b>37,451,038</b>